



Alnwick Drive

Spennymoor DL16 7GE

£1,300 Per Month



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Alnwick Drive

Spennymoor DL16 7GE



- Available Immediately
- EPC Grade C
- Excellent Location

- Four Bedroom Detached
- Open Plan Kitchen/Dining Room
- UPVC Double Glazed

- Three Storey Accommodation
- Lounge With Media Wall
- Three Full Bathrooms

Welcome to this stunning three-storey detached home located on Alnwick Drive in the charming town of Spennymoor. This delightful property boasts an impressive four bedrooms, making it an ideal family home. With one spacious reception room, the house offers a perfect blend of comfort and style.

As you enter, you will be greeted by a modern open-plan kitchen and dining area, perfect for entertaining guests or enjoying family meals. The lounge features a contemporary media wall, creating a warm and inviting atmosphere for relaxation. The property is designed with convenience in mind, featuring three full bathrooms, ensuring that there is ample space for everyone.

Outside, you will find a lovely large garden to the rear, providing a wonderful outdoor space for children to play or for hosting summer barbecues. The garden is a true highlight, offering a peaceful retreat from the hustle and bustle of daily life.

For those with vehicles, the property includes parking for one car, adding to the convenience of this lovely home.

This townhouse is not just a place to live; it is a lifestyle choice, combining modern living with the charm of Spennymoor. With its spacious layout and desirable features, this property is sure to attract interest. Do not miss the opportunity to make this beautiful house your new home.

Ground Floor

Entrance Hallway

Cloakroom/wc

Lounge

149 x 120 (4.50m x 3.66m)

Kitchen/Dining Room

239 x 88 (7.24m x 2.64m)

First Floor

Landing

Bedroom Two

10'2 x 12'0 (3.10m x 3.66m)

Bedroom Three

12'8 x 9'1 (3.86m x 2.77m)

Bedroom Four

10'9 x 7'11 (3.28m x 2.41m)

Bathroom/wc

Second Floor

Landing

Master Bedroom

14'4 x 14'7 (4.37m x 4.45m)

Bathroom/wc

Exterior

To the front of the property there is a driveway providing car parking for two vehicles. Whilst to the rear there is a lovely large garden mainly laid to lawn with large patio area and timber storage shed

Energy Performance Certificate

To view the Energy Performance Certificate, please click the following link:
<https://find-energy-certificate.service.gov.uk/energy-certificate/0959-2884-7463-9408-9131>

Holding Deposit/ Tenant Information

All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:

1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to 5 weeks' rent.

General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Available Highest available download speed 10,000 Mbps

Highest available upload speed 10,000 Mbps

Mobile Signal/coverage: Limited

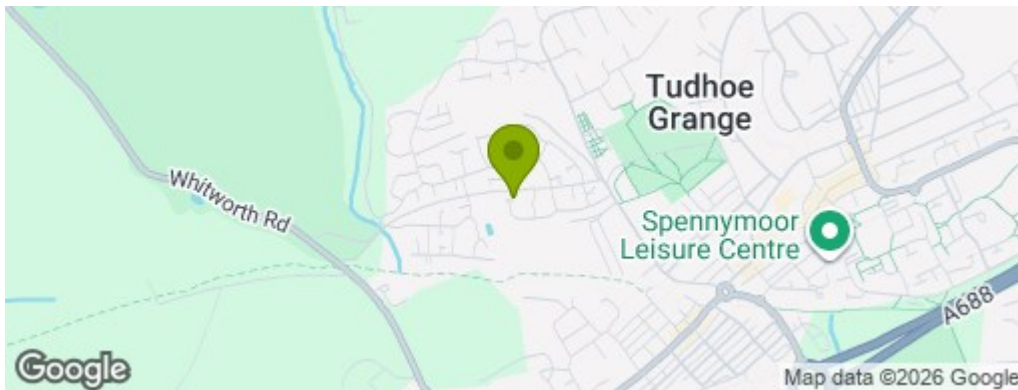
Council Tax: Durham County Council, Band: E

Energy Performance Certificate Grade C

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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Property Information

01388 741174

5 South Street, Crook, DL15 8NE
crook@venturepropertiesuk.com